



7 Newlands Drive, Halifax, HX3 7JA

£252,500



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This well-presented home in Northowram offers a spacious layout ideal for family living, featuring a generous lounge with a cozy gas fireplace, a family-sized kitchen/diner with modern appliances, and three comfortable bedrooms. The property also includes a three-piece family bathroom, a private front driveway, and a beautifully maintained rear garden complete with a versatile, fully powered summer house. Located near local amenities, including shops, cafes, restaurants, and parks, and offering easy access to nearby scenic areas, this residence combines modern comfort with a convenient, community-focused setting.



Council Tax Band: C



Entrance: Welcoming entrance with laminate flooring, offering convenient storage space for shoes and coats. Provides access to the lounge, kitchen, and staircase to the first floor.

Kitchen/Diner: Spacious family kitchen equipped with modern wall and base units and integrated appliances, including a fridge, cooker, and dishwasher, with additional plumbing for a washing machine. The room accommodates a family dining table and chairs, with ample space for a multi-fuel burner. A large rear-facing window brings in natural light, and an exterior door opens to the side of the property.

Lounge: Generously sized family lounge with flexibility for various seating arrangements, a coffee table, and a media unit. A gas fireplace adds warmth and charm to this cozy gathering space.

Master Bedroom: Carpeted double bedroom with ample room for freestanding furniture and a front-facing window.

House Bathroom: Three-piece bathroom suite with a bath and overhead shower, a low-level flush toilet, and a washbasin.

Bedroom Two: Carpeted double bedroom, offering ample space for freestanding furniture.

Bedroom Three: Comfortable carpeted bedroom, also with space for freestanding furniture.

Exterior: The front of the property features a private driveway, while the rear boasts a landscaped lawn with a flower bed and a fully powered summer

house. The versatile summer house, ideal as a bar, reading nook, or workshop, adds a unique and functional outdoor retreat.

Agent Notes & Disclaimer.
The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



